

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION  
REGULAR MEETING HELD AUGUST 5, 2020, 7:30 P.M., VIA VIDEO  
TELECONFERENCE**

Ann Yakimovicz, Chair (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Melody Gayeski (Alternate 1) VACANT (Alternate 2)
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*This meeting was held via video teleconference and was closed to in-person attendance by the public per temporary suspension of the Open Meetings Act by Governor Greg Abbot, which allowed telephone or videoconference public meetings. These actions were taken to mitigate the spread of the COVID-19 virus by avoiding meetings that bring people into a group setting. Members of the public were allowed to submit written comments prior to the meeting and to participate remotely via Zoom Teleconferencing.*

**ITEMS OPENING MEETING:**

**1. CALL TO ORDER**

**CHAIR ANN YAKIMOVICZ**

Chair Yakimovicz called the meeting to order at 7:30 p.m.

**2. ROLL CALL**

**SECRETARY**

Present via audio/video conferencing: Chair Yakimovicz, Commissioners Macina, Grant, Sies, and Alternate Gayeski. Absent: Commissioner Ambrose.

Staff present via audio/video conferencing: City Administrator Jones, Development Services Manager Jolly.

**3. APPROVAL OF MINUTES**

July 1, 2020 regular meeting

July 14, 2020, joint workshop with City Council

July 23, 2020, joint special meeting with City Council

A motion was made by Commissioner Sies and seconded by Vice Chair Macina to approve the minutes of July 1, 14, and 23, 2020, with a correction to the July 1 minutes (to indicate Vice Chair Macina seconded the motion to approve the June 3<sup>rd</sup> minutes). The motion passed unanimously.

**4. CITIZENS COMMUNICATION**

There were no citizen comments.

**GENERAL BUSINESS AND ACTION ITEMS**

- 5. PUBLIC HEARING on a request by 18245 FM 1431, LLC, for approval of a site development plan for property at 18245 FM 1431 (ABS 840 SUR 421 YBARBO J A ACR 6.68), Jonestown, Texas. (postponed from the July 1, 2020, meeting)**

Applicant, Andrew Brown, provided details of the proposed RV and Cabin Village and responded to complaints voiced by citizens attending the meeting. Property owners from neighboring properties voiced opposition to this project citing concerns with traffic safety and no turn lanes, septic and drainage, high density and noise, trespassing, lack of fencing, light pollution, campfires and no fire hydrant, water supply and run-off, and security issues. There being no others wishing to speak, Chair Yakimovicz closed the public hearing.

- 6. Discussion and possible action on the above request by 18245 FM 1431, LLC, for approval of a site development plan for property at 18245 FM 1431 (ABS 840 SUR 421 YBARBO J A ACR 6.68), Jonestown, Texas.**

Commissioners discussed the plans, property use, traffic and other concerns. The property is in the Jonestown ETJ and the project will require approval by Travis County, LCRA, Texas Department of Transportation, and Travis County ESD. Vice Chair Macina motioned to recommend Council approval of the site development plan for lighting and landscaping. The motion was seconded by Commissioner Sies, and passed unanimously.

- 7. PUBLIC HEARING on a request by Christopher Van Tuinen for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(ii) to allow a driveway located within the side setback and construction of a driveway extension on property at 8204 Moon Rise Trail (Lot 2, Blk A Long Hollows Estates), Jonestown, TX.**

There being no one wishing to speak, Chair Yakimovicz closed the public hearing.

- 8. Discussion and possible action on the above request by Christopher Van Tuinen for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(ii) to allow a driveway located within the side setback and construction of a driveway extension on property at 8204 Moon Rise Trail (Lot 2, Blk A Long Hollows Estates), Jonestown, TX.**

Vice Chair Macina motioned to recommend to Council approval of the variance requested by Christopher Van Tuinen to allow a driveway located within the side setback and construction of a driveway extension on property at 8204 Moon Rise Trail. The motion was seconded by Alternate Gayeski, and passed unanimously.

- 9. Discussion and possible action regarding amendments to the Code of Ordinances, Chapter 3, "Building Regulations," Article 3.08, "Site Development, Lighting and Landscaping", Division 1, "Generally", Section 3.08.004, "Definitions", and Division 5, "Tree Preservation", to revise certain regulations pertaining to tree removal.**

This item was pulled from the agenda.

- 10. Discussion and possible action on a proposed short-term rental overlay district.**

Commissioners reviewed the map of the proposed short-term rental overlay district and

discussed current rentals outside of The Hollows and concerns about management and ordinance enforcement, parking and access. Concerns with Pecan and Evergreen Streets being located in the floodplain were discussed. Commissioner Sies motioned to recommend Council approve the short-term rental overlay district as shown on the most current map draft with the exception of the marked area around Pecan and Evergreen Streets, which should be removed. Commissioner Grant seconded the motion, and the motion passed unanimously.

#### **11. Update from staff on current department activities.**

Development Services Director Jolly provided the department update. Ordinance review, addressing code violations and dilapidated structures are tasks in progress with guidance/prioritization from City Administrator Jones. The City recently hired Jon Ubelhor as the Building Official, and two planning interns are working part-time to assist with research and other planning projects.

#### **12. ADJOURNMENT.**

Commissioner Sies moved to adjourn the meeting, seconded by Vice Chair Macina. The motion carried unanimously. Chair Yakimovicz adjourned the meeting at 9:00 p.m.

**PASSED AND APPROVED AT A MEETING HELD ON SEPTEMBER 2, 2020.**



  
Ann Yakimovicz, Chair

**ATTEST:**

  
Rachel Austin, City Secretary